

041.A

0003

0028.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

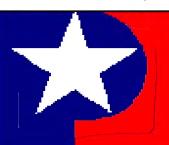
Total Card / Total Parcel
627,900 / 627,900

USE VALUE:

627,900 / 627,900

ASSESSED:

627,900 / 627,900


Patriot
Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
28		DARTMOUTH ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	MCFADDEN GREGORY J &	
Owner 2:	CAPPA KRISTEN M	
Owner 3:		

Street 1:	28 DARTMOUTH ST UNIT 2	
Street 2:		

Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

PREVIOUS OWNER		
Owner 1:	PETKOV VENTZISLAV & -	
Owner 2:	ERICA PEARL -	
Street 1:	28 DARTMOUTH ST UNIT 2	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	

NARRATIVE DESCRIPTION		
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1243 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.		

OTHER ASSESSMENTS		
Code	Descrip/No	Amount
		Com. Int

PROPERTY FACTORS		
Item	Code	Description
Z	R2	TWO FAMIL
o		100
n		water
		Sewer
		Electri
Census:		Exempt
Flood Haz:		
D		Topo
s		1
t		Level
		Street
		Gas:

LAND SECTION (First 7 lines only)		
Use	Description	LUC
Code	Fact	No of Units
		Depth / PriceUnits
		Unit Type
		Land Type
102	Condo	0
		Sq. Ft.
		Site
		0
		0.
		0.00
		8203

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value							312504	
102	0.000	627,900			627,900							GIS Ref	
												GIS Ref	
												Insp Date	
												05/30/18	

PREVIOUS ASSESSMENT								Parcel ID				USER DEFINED	
041.A-0003-0028.2													

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	618,400	0	.	.	618,400	618,400	Year End Roll	12/18/2019
2019	102	FV	615,800	0	.	.	615,800	615,800	Year End Roll	1/3/2019
2018	102	FV	544,000	0	.	.	544,000	544,000	Year End Roll	12/20/2017
2017	102	FV	495,400	0	.	.	495,400	495,400	Year End Roll	1/3/2017
2016	102	FV	422,900	0	.	.	422,900	422,900	Year End	1/4/2016
2015	102	FV	390,800	0	.	.	390,800	390,800	Year End Roll	12/11/2014
2014	102	FV	373,000	0	.	.	373,000	373,000	Year End Roll	12/16/2013
2013	102	FV	372,400	0	.	.	372,400	372,400		12/13/2012

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							
PETKOV VENTZISL	65814-7		7/29/2015		506,000	No	No								
28 DARTMOUTH ST	56057-373		12/14/2010		374,000	No	No								

BUILDING PERMITS														ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment						Date	Result	By	Name
														5/30/2018	Measured	DGM	D Mann
														3/3/2016	Sales Review	PT	Paul T
														7/31/2013	Info Fm Plan	BR	B Rossignol
														2/14/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / / /

